

52 St Ambrose Road

Heath, Cardiff CF14 4BH

Guide price

£370,000



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A traditional bay fronted, three bedroom semi-detached property located on a sought after road within the ever desirable 'Saints' area of Heath. Offering fantastic local amenities, excellent transport links plus only a short distance from the University Hospital of Wales, and Heath Park with nearby links to the A48 and M4 motorway. Whitchurch High School Catchment.

Accommodation briefly comprises of; Entrance, hallway, cloakroom, utility, lounge, sitting room and kitchen/breakfast room to the ground floor. To the first floor; Landing, three bedrooms and a family bathroom. The property further benefits from an enclosed rear garden and off road parking for at least two vehicles.

Viewings are recommended, call us on 02920 620202 to book yours.



Entrance

Storm porch to front entered via full double glazed PVCu door to front aspect, central stained glass window with stained glass over offering lots of natural light into the entrance hall.

Hallway

Stairs leading to first floor, radiator, exposed wood parquet flooring and a door to the downstairs cloakroom.

Cloakroom

Double glazed obscured window to the side, extractor fan, wash hand basin, WC, partly tiled with wood parquet flooring, base vanity unit and electrics boards.

Utility Room / Reception Three 6'10 x 10'0 (2.08m x 3.05m)

Accessed from the hallway, double glazed PVCu window to the side, radiator, coved ceiling, wood parquet flooring, plumbing for washing machine and space for tumble dryer and American style fridge/freezer.

Lounge 12'5 x 15'2 max into bay (3.78m x 4.62m max into bay)

Double glazed PVCu Bay window to the front aspect with stained glass over, curved radiator under bay, gas fireplace and exposed wood parquet flooring. Coved ceiling and ceiling rose, TV point and telephone point (assumed.)

Sitting Room 11'5 x x 13'8 (3.48m x x 4.17m)

Large wooden door into the dining area with matching windows either side, feature fireplace with tiled surround. Coved ceiling, TV point, radiator and wood parquet flooring.

Kitchen 8'10 x 10'2 (2.69m x 3.10m)

Double glazed PVCu window to the rear, range of wall and base units

with complimentary worktops over. Stainless steel 1.5 bowl sink and drainer with mixer tap. Four burner gas hob, stainless steel splash back and cooker hood. Integrated oven and grill. Tiled splash backs, radiator, tiled flooring and doorway through to dining area.

Breakfast Room / Sun Room 8'6 x 11'0 (2.59m x 3.35m)

Polycarbonate rood, wood glazed door into the rear garden with a single glazed window to the side. Tiled flooring, door access through to the sitting room.

First Floor

Stairs rise from the entrance hall, wooden hand rail. Double glazed obscured stained glass window to side offering natural light

Landing

Large loft access hatch.

Bedroom One 15'1 x 11'5 max into bay (4.60m x 3.48m max into bay)

Double glazed PVC bay window to the front with stained glass, curved bay radiator, coved ceiling.

Bedroom Two 10'3 x 12'11 (3.12m x 3.94m)

Double glazed PVC window to the rear.

Bedroom Three 6'11 x 9'7 (2.11m x 2.92m)

Double glazed PVCu window to the front aspect, radiator, coved ceiling.

Bathroom

Double glazed PVCu obscured window to the rear, panel bath with separate shower head attachment over head with tiled enclosure, WC, wash hand basin, base vanity unit. Double glazed obscured window to

the side. Tiled flooring, heated towel rail and enclosed concealed airing cupboard with Worcester combination boiler.

Outside

Front

Front garden with drop curb driveway, recently Key blocked and low rise brick wall offering off street parking for at least two vehicles.

Rear

Enclosed rear garden with timber frame fencing, mature shrubs and flower borders. Partly laid to lawn, part raised decking sitting area to the rear.

Tenure

We have been advised by the vendor that the property is FREEHOLD.

Schools

My Primary Catchment Area is according to: (<https://ishare.cardiff.gov.uk/mycardiff.aspx>)

Birchgrove Primary School (year 2019-20)

Note Howardian Primary catchment area yet to be established
Applications are welcomed

My Secondary Catchment Area is

Whitchurch High School (year 2019-20)

My Welsh Primary Catchment Area is

Ysgol Mynydd Bychan (year 2019-20)

Noder - Nid oes dalgylch wedi ei sefydlu ar gyfer Ysgol Hamadryad.

Croesewir ceisiadau.

My Welsh Secondary Catchment Area is

Ysgol Gyfun Gymraeg Glantaf (year 2019-20)



GROUND FLOOR
APPROX. FLOOR
AREA 663 SQ.FT.
(61.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 488 SQ.FT.
(45.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1152 SQ.FT. (107.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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